025.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	972,400 / 972,400
					USE VALUE:	972,400 / 972,400
					ASSESSED:	972,400 / 972,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOHN HUBERT F
Owner 2:	
Owner 3:	
Street 1:	28 WINDSOR STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOHN HUBERT F/ETAL -
Owner 2:	HOHN BENJAMIN D -
Street 1:	28 WINDSOR STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Stucco Exterior and 3575 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	511,300	5,100	456,000	972,400
Total Card	0.115	511,300	5,100	456,000	972,400
Total Parcel	0.115	511,300	5,100	456,000	972,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 272.04 | /Parcel: 272.0

Legal Description

User Acct 16789

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 08/12/17

!2064!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	511,200	5100	5,000.	456,000	972,300	972,300	Year End Roll	12/18/2019
2019	104	FV	391,000	5100	5,000.	484,500	880,600	880,600	Year End Roll	1/3/2019
2018	104	FV	391,000	5100	5,000.	353,400	749,500	749,500	Year End Roll	12/20/2017
2017	104	FV	353,800	5100	5,000.	307,800	666,700	666,700	Year End Roll	1/3/2017
2016	104	FV	353,800	5100	5,000.	262,200	621,100	621,100	Year End	1/4/2016
2015	104	FV	313,500	5100	5,000.	256,500	575,100	575,100	Year End Roll	12/11/2014
2014	104	FV	313,500	5100	5,000.	210,900	529,500	529,500	Year End Roll	12/16/2013
2013	104	FV	326,900	5100	5,000.	200,600	532,600	532,600		12/13/2012

PRINT

Date	Time
12/10/20	17:34:10

LAST REV

Date	Time
08/23/17	14:00:56

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2064

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOHN BENJAMIN D	66066-159		9/14/2015	Family	475,000	No	No		
MACKEY SANDRA A	25770-356		10/27/1995		298,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2012	1247	Manual	3,700	C				
6/12/2006	458	Re-Roof	4,900					
7/20/1993	336	Manual	7,500					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2017	Inspected	PH	Patrick H
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/10/2009	Meas/Inspect	189	PATRIOT
11/19/1999	Inspected	267	PATRIOT
10/11/1999	Measured	264	PATRIOT
8/10/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	16789
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94374734
Const Adj.:	1.00969899
Adj $ / SQ:	161.993
Other Features:	96750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740981
Depreciation:	229704
Depreciated Total:	511277

COMMENTS

OF=XTRA SHOWER& SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

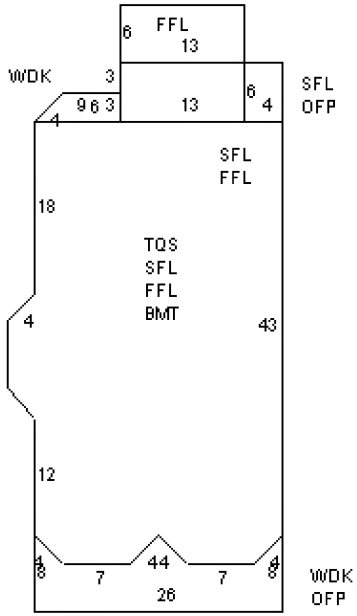
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.99
Special Features:	0	Val/Su Net:	99.79
Final Total:	511300	Val/Su SzAd	143.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,362	161.990	220,635
SFL	Second Floor	1,308	161.990	211,887
BMT	Basement	1,206	48.600	58,609
TQS	3/4 Story	905	161.990	146,523
OFP	Open Porch	172	26.350	4,532
WDK	Deck	171	11.960	2,046

Net Sketched Area:	5,124			Total:	644,232
Size Ad	3574.5	Gross Are	5425	FinArea	3575

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1912	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100